

STATE OF LOUISIANA

PARISH OF WASHINGTON

WASHINGTON PARISH COUNCIL

ORDINANCE No. 16-613

Introduced on July 25, 2016

Introduced by Chairman Thomas

Public hearing held on August 8, 2016

**ORDINANCE ADOPTING A REVISION TO THE COMPREHENSIVE DEVELOPMENT
ORDINANCE OF WASHINGTON PARISH, LOUISIANA, REVISING ARTICLE 3
(Manufactured Housing and Mobile Home/RV Parks) SECTIONS 3-1 and 3-2 and
ARTICLE 4
(Improvement Requirements for Subdivisions and Land Development)**

WHEREAS, the Washington Parish Planning Commission and the Infrastructure Committee of the Washington Parish Council have made recommendations for revisions to the Comprehensive Development Ordinance of Washington Parish, Louisiana.

BE IT ORDAINED, that Article 3, entitled, MANUFACTURED HOUSING AND MOBILE HOME / RV PARKS, Sections 3-1 and 3-2 are hereby revised in accordance with the revisions attached hereto and made a part hereof and are hereby adopted to become a part of the Comprehensive Development Ordinance.

BE IT FURTHER ORDAINED, that Article 4, entitled Improvement Requirements for Subdivisions and Land Development, is hereby revised by the addition of the provision attached hereto and made a part hereof and are hereby adopted to become a part of the Comprehensive Development Ordinance.

BE IT FURTHER ORDAINED, that to the extent that any prior ordinances may be contradictory to the provisions of this ordinance, the such prior ordinances are repealed.

BE IT FURTHER ORDAINED, that as authorized by Sections 2-13(C) of the Washington Parish Home Rule Charter that this ordinance shall be published in summary by title.

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: (7) Thomas, McMasters, Anthony, Talley, Fussell, Workman and Lewis

NAYS: (0)

ABSENT: (0)

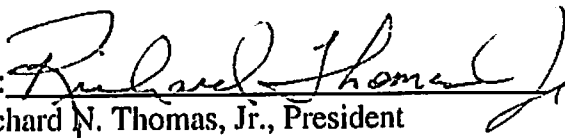
The ordinance was declared adopted on the 8th day of August, 2016.

WASHINGTON PARISH COUNCIL

By: 
Pete Thomas, Chairman

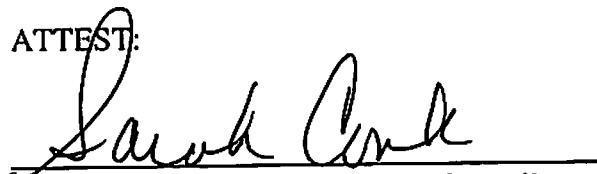
Delivered to the Parish President on the 9th day of August, 2016.

WASHINGTON PARISH GOVERNMENT

By: 
Richard N. Thomas, Jr., President

Returned to the Clerk of the Parish Council on the 9th day of August, 2016.

ATTEST:


Sarah Cook, Clerk of the Parish Council

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**ARTICLE 3
MANUFACTURED HOUSING AND MOBILE HOME/RV PARKS**

- §3-1 MANUFACTURED HOME COMPATIBILITY STANDARDS
- §3-2 MANUFACTURED HOME PARKS
- §3-3 RECREATIONAL VEHICLE PARKS

§3-1 MANUFACTURED HOME STANDARDS

§3-1-1 Purpose. This Section is intended to ensure that manufactured homes are installed on a site according to applicable local, federal, state and manufacturer's requirements. This Section is also intended to ensure that mobile home and RV parks are developed in accordance to minimum parish standards. The Standards below are subject to all Mobile Homes and Manufactured Homes except the foundation requirements. Mobile Home Parks are required to provide, at a minimum, a 4" clay pad with a 2" pea gravel cap of sufficient size for the locating and anchoring of manufactured homes according to LMHC requirements. (Note: Individual manufactured homes are required to follow the foundation guidelines listed below in the **Basic Standards Section.**)

§3-1-2 Building permit Required. No manufactured home shall be installed on any site, nor shall any such manufactured home be occupied or used for any purpose until and unless a Permit Office issues a building permit and the home is anchored according to local and state regulations. The Permit Office shall not issue a building permit for installing, occupying, or using a manufactured home unless it is in conformity with all the provisions of this Section.

§3-1-3 Basic Standards Section - Installation Requirements.

- (a) Hauling Mechanisms Removed. The tongue and hitch should be removed and stored under the home (if desired) unless the apparatus is welded to the home frame. It is optional that tires be removed after the home is installed. All hauling contractors must be licensed through the proper agency of the State of Louisiana.
- (b) Installation Regulations. The manufactured home or building including foundation shall be installed in accordance with the installation instructions from the manufacturer, state (LA51; Chapter 2 XIVB code) and federal requirements, as appropriate. If no manufacture installation manual is available the manufactured home will be installed according to the state minimum installation manual. A state installation permit must be purchased and attached to the manufactured home before the home is occupied as required by the state law of Louisiana. Manufactured homes must meet the current **Wind Zone 2 or greater** requirements for Washington Parish and have a current red metal HUD label attached to the tail end of the unit that is clearly legible to the inspectors from the Parish.
- (c) Approved Septic System. Each manufactured home shall be connected to a public sanitary sewer system, community sewerage system, or on-site septic system with capacity available as approved by the Parish health officer and the Parish Building office must approve proper water and sewerage connection service before the mobile home/manufactured home is occupied.
- (d) Before any person or mobile home mover may relocate or move a manufactured home, mobile home, or modular home to a selected site, the site must have an entry / exit drive with Parish approved culvert(s) leading to / from a Parish road or State

highway for the selected site unless access is thru a previously established road or drive with approved culverts and drainage.

§3-1-4 Manufactured Housing Standards.

- (a) Applicability. This subsection shall apply in all areas within the Parish and applies to any manufactured home, mobile home, or modular home used for living quarters or dwellings. Installation of any of the above mentioned mobile living quarters being permitted shall not be located less than 30 ft. of any adjacent property line.
- (b) Foundation. Foundations have to comply with state minimum standards LMHC (LA Manufacturing Housing Commission) Revised Statue Title 51 or the Parish standard (which is a step above state minimum standards) is a 4" clay pad with a 2" pea gravel cap or concrete slab for mobile home/manufactured home installation. Mobile home owner must comply with one or the other (State or Parish) foundation requirements to obtain installation permit.
- (c) Skirting. The optional method of installation is that the entire perimeter area between the bottom of the structure and the ground of each manufactured home should be skirted or underpinned with brick, masonry, finished concrete or siding (of like or similar character to the manufactured home) that completely encloses the perimeter of the undercarriage except for proper ventilation and access openings.
- (d) Exterior Finish. The exterior siding of the manufactured home should consist of wood, hardboard, vinyl, galvalume, metal or other material approved by HUD.
- (e) Roof Pitch and Materials. It is optional that the manufactured home have a pitched roof with a slope of at least two feet in height for each 12 feet in width. Roof materials shall be wood shake, tile, asphalt shingle, coated metal, or similar material.
- (f) Manufactured Home Age: Only manufactured homes, mobile homes, or modular homes with a Wind Zone 2 rating or greater may be brought in, relocated into, or set-up as new residences for living quarters in Washington Parish. Grandfathered manufactured homes already located in the Parish that comply with the 1976 HUD manufactured home specifications may be moved within the parish while still following installation and moving guidelines specified by the LMHC (LA Manufacturing Housing Commission) Revised Statue 51 and complying with the above sections.
- (g) Porch or Deck. A porch, (no roof required) deck, or entry area at least 6 feet by 6 feet must exist for front entrance to the manufactured home prior to occupancy for safe entry / exit for normal day to day activities and emergencies.

§3-2 MANUFACTURED HOME PARKS

§6-13-1 Purpose. This Section regulates manufactured home parks, which provide for affordable permanent and temporary housing or seasonal recreational developments. Manufactured home parks are intended to provide for the leasing of spaces for the placement of manufactured homes, owned or rented by tenants. A manufactured home park is different from a residential subdivision in that the individual spaces for manufactured homes are leased rather than platted and sold. By requiring less land per home or vehicle space, manufactured home parks are built at densities greater than those for other detached dwellings. Service facilities such as laundry and leasing office are often planned and provided as a part of the park development.

§3-2-2 Site Plan Review and Permit Required. No manufactured home park shall be developed until and unless a site plan shall have been approved by the Parish permit office. The Permit Office shall not issue permit for a manufactured home park unless it is in conformity with all the provisions of this Section. No manufactured home park shall be developed until approval has been secured from the state health sanitarian and/or parish utility system for the method of sewage treatment and disposal and appropriate public water supply.

§3-2-3 Site Conditions and Site Planning.

- (a) Site Conditions. Manufactured home parks shall be sited on land that is not subject to hazards such as flooding, erosion, land subsidence, and areas with possible insect or rodent infestation. The condition of the soil, ground water level, drainage, rock formations, and topography shall be appropriate for the use to ensure that no hazards to the property or to the health and safety of the occupants occurs.
- (b) Site Planning. Planning for the manufacturing home park should be adapted to individual site conditions and the type of use or uses served, reflect advances in site planning techniques, and be adapted to the trends in the design of the manufactured home or recreational vehicle itself. Site planning and improvements shall: provide for facilities and amenities appropriate to the needs of the occupants; safe, comfortable, and sanitary use by the occupants under all weather conditions; and practical and efficient operation and maintenance of all facilities at reasonable costs. The street and block pattern for the park shall be designed to attain proper sizes and shapes of manufactured home spaces so as to provide desirable areas and to reduce excessive length of street construction without impairing convenient circulation and access.

§3-2-4 General Development Requirements. Manufactured home parks shall meet the following requirements:

- (a) Required Area, Access, and Minimum Width. Properties containing manufactured home parks shall be a minimum of five (5) acres but not more than twenty five (25) acres and have a minimum of 200 feet of property frontage on a public street or privately maintained road. Maximum density shall not exceed six (6) home sites per acre.
- (b) Perimeter Buffer, Site Frontage, or Landscape Screen. A minimum 50 foot wide landscape buffer shall be provided on roadside frontage. The remaining sides will consist of a fifty foot natural vegetation buffer, except for approved access and utility crossings.

- (c) Open Space and Recreational Areas. A minimum of 20 percent of the site area is preferred as open space and recreational area. This area shall be maintained in a clean and sanitary condition at all times by the lot lessee, park owner or custodian.
- (d) Community Services. As part of the site plan review process, the developer may propose and the permit office may approve one or more other structures for manufactured home park occupants, such as laundries, storage, garages, and a park leasing or management office. Any structure that draws its trade from outside the park boundaries is prohibited.
- (e) Interior Access Roads, Addresses, and Signing. The road system within the manufactured home park shall be designed to meet the requirements of the Parish Engineer and the traveling public to include the following:
1. All interior roads shall be private but constructed to provide fire apparatus access.
 2. One-way interior roads shall be constructed with a minimum surface width of 18 feet, and shall be designated "no parking."
 3. Two-way interior roads shall be constructed with a minimum surface width of 24 feet, and shall be designated "no parking."
 4. Interior roads shall be clearly marked at each intersection with signs to identify traffic directions and space numbers served by the road.
 5. Driveways shall be provided on the site where necessary for convenient access to service entrances of buildings, to delivery and collection points for refuse and other material, and elsewhere as needed.
 6. Internal streets shall be continuous and connected with other internal streets or with public streets, or shall be provided with a cul-de-sac having a diameter of eighty (80) feet. No internal street ending in a cul-de-sac, except for the main access to the manufactured home park, shall exceed four hundred (400) feet in length. Where only one drive is to be provided, each manufactured home park shall include an adequate circular turnaround at the rear of the property with a minimum surface radius of thirty (30) feet. The manufactured home park shall have direct access to a street having a dedicated public right-of-way.
 7. Each manufactured home lot within a manufactured home park shall have direct access to a park street or public street
- (f) Guest Parking. In addition to on-site parking, guest parking spaces shall be provided as part of the development, at a ratio of one parking space per each six manufactured home spaces. Guest parking spaces shall be grouped and distributed evenly throughout the manufactured home park. Parking spaces are required to be composed of a minimum of four inch (4) compacted sub-base of clay, sand and gravel or limestone rock with a two inch (2) surface course of concrete, asphalt, gravel, shell or limestone rock.
- (g) Utilities. All utilities are preferred installed underground with above ground connections, unless the cost of the project is cost prohibitive.
- (h) Drainage. Drainage facilities shall be subject to the approval of the Parish Engineer and Health Department of the State of Louisiana
- (i) Refuse Collection. Each manufactured home park shall provide refuse collection pads at locations convenient to each manufactured home space. There shall be one garbage hopper provided for each ten (10) manufactured home sites unless individual garbage collection and contract garbage pickup service is provided. The minimum size of the hoppers shall be four (4) cubic yards. Garbage dumpsters and sewer treatment plants shall be located so as to cause the minimum amount of interference with adjacent property owners.

- (j) Park Rules. The property owner or manager shall submit operating rules and regulations governing the park to the permit office prior to occupancy. Rules will be subject to approval by the permit office.
- (k) Lighting and Materials. As a general guide the developer shall use standards that are constructed of treated wood or break-away aluminum; these standards shall allow luminaries to be mounted at a height of twenty-five (25) feet above the finished roadway. The developer shall use one hundred seventy-five-watt luminaries and these shall be mounted at a height of twenty-five (25) feet above the finished roadway. These standards and luminaries shall be placed approximately two hundred (200) feet apart so as to give adequate night lighting. These materials are considered to be minimum requirements expected to be met by the developer.

§3-2-5 Requirements for Manufactured Home Spaces.

- (a) Design Each manufactured home space shall be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of manufactured homes , as the case may be. Each manufactured home space shall be designed with no more than a five- percent gradient and compacted with appropriate material to support maximum anticipated loads during all seasons.
- (b) Width, Depth, Size of Spaces and Markings. Each manufactured home space shall be at least 50 feet wide and 100 feet in depth for a single-wide manufactured home and 70 feet wide and 100 feet in depth for a double-wide manufactured home. The corners of each manufactured home space shall be clearly marked on the ground by permanent flush stakes, markers, or by other similar means.
- (c) Stands or pads.. Manufactured home spaces shall be provided with a 4" clay pad with a 2" pea gravel cap as a minimum or a concrete pad is preferred of sufficient size to accommodate the typical manufactured home to be located within that space and also provide for the anchoring of the home to secure it against movement according to LMHC requirements.

§3-2-6 Maintenance Requirements.

- (a) The manufactured home park shall be maintained in a clean and sanitary condition at all times.
- (b) The storage of automobiles is prohibited.
- (c) Trash dumpsters shall be screened by a six (6) foot sight obscuring fence.
- (d) Grass, weeds, and other vegetation not considered as part of the ornamental landscape shall not exceed twelve (12) inches in height.
- (e) No pets shall be allowed to roam the manufactured home park; if pets are allowed they shall be confined in a fenced yard or on a leash.

§3-2-7 Use of Spaces.

- (a) No more than one manufactured home shall occupy any individual space. Use of a mobile home (manufactured before 1976) shall not be permitted in the manufactured home park. Recreational vehicles are not allowed in manufactured home parks.

Accessory uses and structures on individual spaces may be permitted, subject to compliance with the development standards provided in this Section.

- (b) A manufactured home park may provide parking for recreational vehicles in an area adjacent to the manufactured home park. This area will be restricted to recreational vehicles. The area will be no larger than twenty (20) percent of the size of the area dedicated to the manufactured home park.
- (c) The area dedicated to the parking of recreational vehicles will be limited to ten (10) Spaces per acre.
- (d) These spaces for recreational vehicles will be limited to use by persons that are providing support for projects that lend to the development of Washington Parish And will be required to relocate once the project is complete.
- (e) The area provided for recreational vehicles will be required to meet the same standard as those required of the manufactured home park.
- (f) Offsite parking for vehicles may be provided. This area must be buffered from the manufactured home park. If adjacent to the manufactured home park a fifteen foot buffer of natural vegetation or a six foot wooden fence must be provided. No abandoned vehicles are permitted in this area. This area will be limited to one (1) acre in size. It must be maintained in the same manner as required of the manufactured home park.

§3-2-8 Space Identification Numbers. Manufactured home space numbers at least four inches in height shall identify each space and shall remain readily identifiable while in use.

§3-2-9 Parking. Two off-street automobile parking spaces shall be required for each manufactured home space. The minimum dimension of these spaces shall be nine (9) feet wide by twenty (20) feet deep and in no event shall parking be located over one hundred (100) feet from the corresponding manufactured home stand. Parking spaces are required to be composed of a minimum of a four inch (4) compacted sub-base of clay, sand and gravel, or limestone rock with a two inch (2) surface course of concrete or asphalt paving, gravel, shell or limestone rock.

§3-2-10 Walkways. Each manufactured home park shall provide for reasonable and safe pedestrian access to and among each manufactured home space and all common facilities.

§3-2-11 Setbacks. No manufactured home shall be located closer than ten (10) feet to a manufactured home space boundary, and spaces shall be designed to provide for a minimum of twenty (20) feet of separation between manufactured homes on abutting spaces.

§3-2-12 Additions and Accessory Structures. Decks, porches, outdoor storage, or other exterior additions may be constructed or erected on a manufactured home space, subject to the approval of the manufactured home park management and in accordance with State and local building codes. No such accessory structure shall be located closer than five feet to a manufactured home space boundary.

§3-2-13 Maximum Density. The total number of spaces and total number of manufactured homes within the manufactured home park shall not exceed six (6) homes per acre.

§3-2-14 Manufactured Home Age. No manufactured home constructed after 1976 and already located within Washington Parish shall be moved into a manufactured home park within the

Parish. Manufactured homes being moved into Washington Parish for the first time **must meet the Wind Zone 2 rating or greater criteria.**

ARTICLE 4

IMPROVEMENT REQUIREMENTS FOR SUBDIVISIONS AND LAND DEVELOPMENTS

4-16 SANITATION

Washington Parish will follow all Louisiana State Sanitary Code requirements. Any Parish approved deviations must comply with all aspects of the Louisiana State Sanitary Code.

Septic tank and field line will be the preferred method of sewerage system treatment and disposal in Washington Parish when and where determined to be the best method by a State Licensed Sanitarian.